

LISTING HIGHLIGHTS

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138 MAIN STREET S. | KENORA ONTARIO | P9N 1S9 | CABINCOUNTRY.COM



Locke Bay PIN 42137-0100 / Lot 5 Site 342

Lot

- South facing
- 1.46 acres
- 184 feet water frontage
- 378 feet depth
- Medium profile

Improvements

- | | |
|---|---|
| <ul style="list-style-type: none"> ○ Main cottage is 960 square feet total ○ 3 bedrooms 1 bathroom (3pc.) ○ Original build was 1998 with master bedroom addition in 2019. ○ New shingles in 2015 / 2019 ○ A/C with heat pumps 2020 ○ Propane wall furnace 2018 ○ New appliances 2017 ○ 5000w solar system w/16 6V batteries | <ul style="list-style-type: none"> ○ 4-150w Solar Panels with solar controller ○ Whisper Watt 25kw diesel generator ○ New docks, decks, and railings ○ New 2018 2 bed 1 bath 520 sq/ft guest cottage ○ 520 square feet of living space ○ Fully insulated with wood stove ○ Post on Pad construction with 2x6 walls and 2x10 floors |
|---|---|

Services: Solar System (2017) , 500 gallon holding tank in main cottage, New year round water filtration system with UV light and heat trace, Bosch propane Hot water on demand, New off-grid appliances, composting toilet in guest cottage, two woodstoves, propane fireplace, A/C with heat pump.

Access: 5-minute boat ride down the shoreline from Olson's Landing

Taxes: \$579.13 in 2020

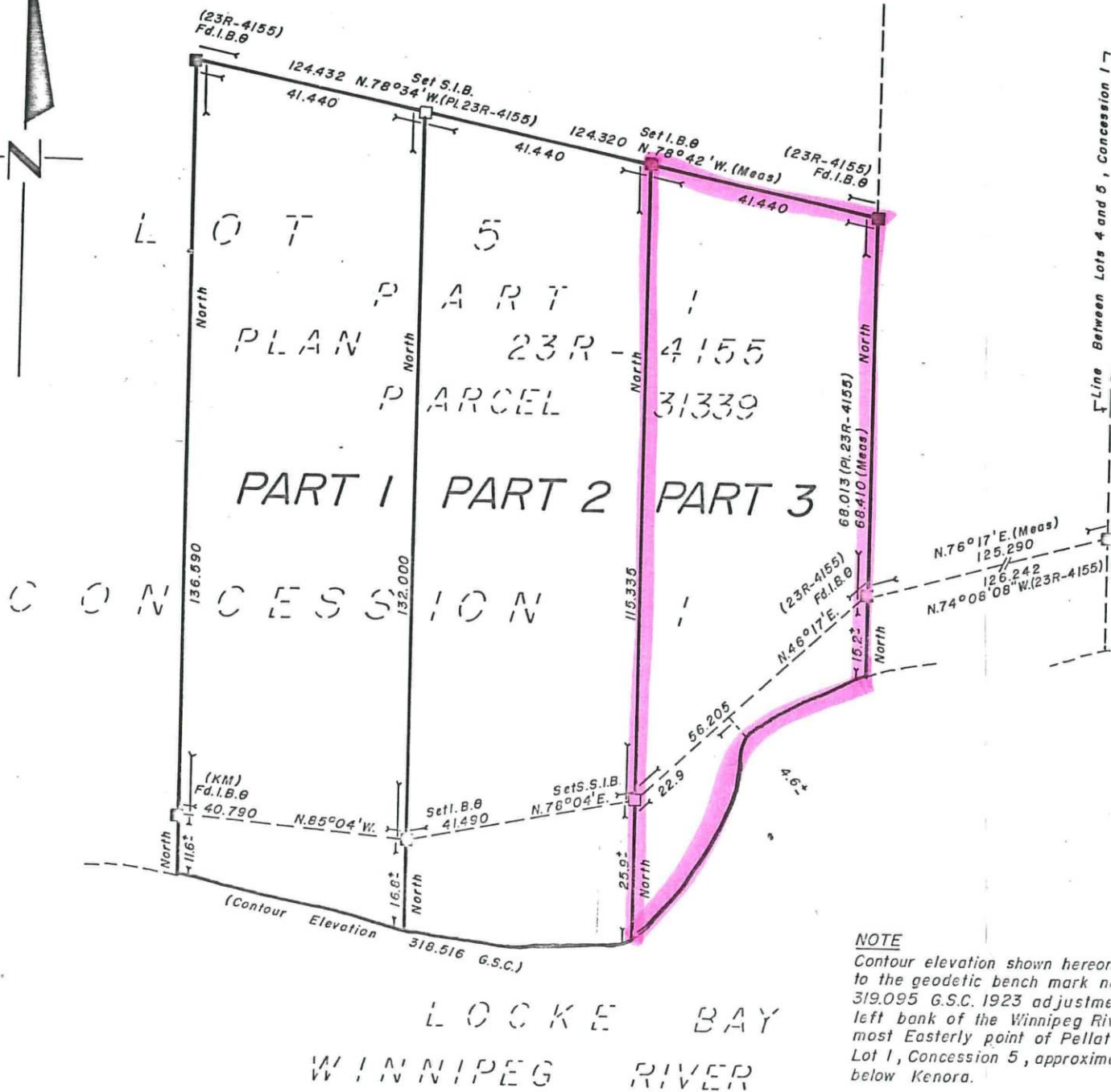
Comments: Enjoy year-round living at this fully renovated water accessible cottage getaway. Plenty of room for guests with the newer guest cottage.

File 4455

\$399,000

TOWNSHIP OF UMBACH

23R 4970



NOTE

Contour elevation shown hereon to the geodetic bench mark n. 319.095 G.S.C. 1923 adjustme left bank of the Winnipeg Riv most Easterly point of Pellat Lot 1, Concession 5, approximi below Kenora.